118.0	0008	0001.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,500 /	601,500
					USE VALUE:	601,500 /	601,500
					ASSESSED:	601,500 /	601,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		DODGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRANTE THOMAS C	
Owner 2:	SMITH ERIN	
Owner 3:		
Street 1:	4 DODGE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LLEVADA JOSE & SHEILA M -
Owner 2:	-
Street 1:	13922 SW 93RD LANE
Twn/City:	MIAMI
St/Prov:	FL
Postal:	33186

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,003 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1971, having primarily Wood Shingle Exterior and 1383 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6003.000	181,400		420,100	601,500
Total Card	0.138	181,400		420,100	601,500
Total Parcel	0.138	181,400		420,100	601,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.86 | /Parcel: 434.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0008-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	181,400	0	6,003.	420,100	601,500	601,500	Year End Roll	12/18/2019
2019	101	FV	170,900	0	6,003.	426,100	597,000	597,000	Year End Roll	1/3/2019
2018	101	FV	170,900	0	6,003.	318,000	488,900	488,900	Year End Roll	12/20/2017
2017	101	FV	162,100	0	6,003.	288,000	450,100	450,100	Year End Roll	1/3/2017
2016	101	FV	162,100	0	6,003.	276,000	438,100	438,100	Year End	1/4/2016
2015	101	FV	165,200	0	6,003.	234,000	399,200	399,200	Year End Roll	12/11/2014
2014	101	FV	165,200	0	6,003.	222,000	387,200	387,200	Year End Roll	12/16/2013
2013	101	FV	165,200	0	6,003.	211,200	376,400	376,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LLEVADA JOSE &	69829-422		8/25/2017		650,000	No	No		
	12146-1		1/20/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2018	986	Solar Pa	31,670	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	CC	Chris C
2/9/2018	SQ Returned	MM	Mary M
1/7/2009	Measured	372	PATRIOT
4/15/2000	Inspected	264	PATRIOT
2/14/2000	Measured	264	PATRIOT
8/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6003		Sq. Ft.	Site		0	70.	1.00	5									420,063						420,100	

Total AC/HA: 0.13781 | Total SF/SM: 6003 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,063 | Spl Credit | Total: 420,100

User Acct

76777

GIS Ref

GIS Ref

Insp Date

09/04/18

!9233!

PRINT

Date	Time
12/10/20	23:44:12

LAST REV

Date	Time
09/25/18	14:46:11

apro

PAT ACCT. 9233

USER DEFINED

Prior Id # 1:	76777
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	24.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	24.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	124.441
Other Features:	58515
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241495
Depreciation:	60132
Depreciated Total:	181363

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

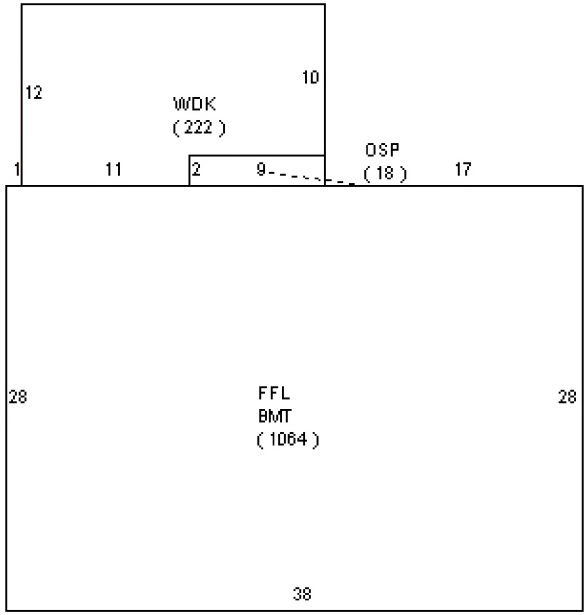
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	124.44
Special Features:	0	Val/Su Net:	76.60
Final Total:	181400	Val/Su SzAd	170.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	44.610	47,467
FFL	First Floor	1,064	124.440	132,405
WDK	Deck	222	10.190	2,263
OSP	Screen Porch	18	46.960	845

Net Sketched Area:	2,368			Total:	182,980
Size Ad	1064	Gross Are	2368	FinArea	1383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

118.0-0008-0001.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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